

BUILDING AREA & PARKING CALCULATIONS:

MAJOR 1: 42,860 SF. BUILDING.
 LOT SIZE= 234,301 SF OR 5.37 A.C.
 42,860 SF / 200 = 214 SPACES.
 SPACES PROVIDED 179 SPACES.
 FAR= .18

SHOPS 1: 11,400 SF. BUILDING.
 LOT SIZE= 48,127 SF OR 1.10 A.C.
 11,400 SF / 200 = 57 SPACES.
 SPACES PROVIDED 57 SPACES.
 FAR= .23

SHOPS 2: 9,600 SF. BUILDING.
 LOT SIZE= 45,748 SF OR 1.05 A.C.
 9,600 SF / 200 = 48 SPACES.
 SPACES PROVIDED 60 SPACES.
 FAR= .20

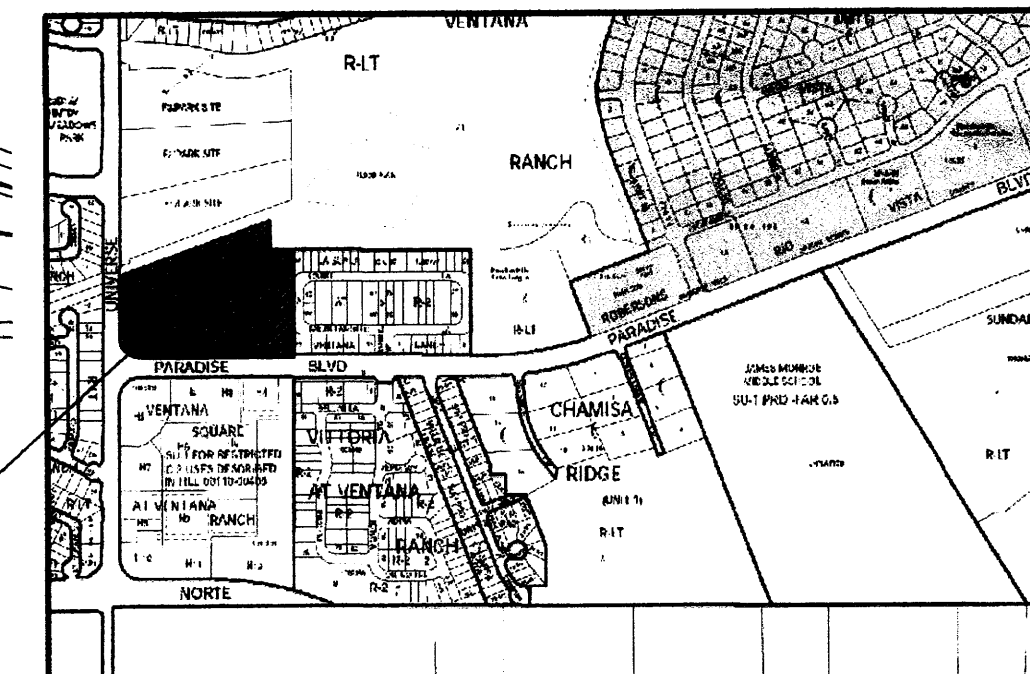
PAD 1: 2,005 SF. BUILDING.
 LOT SIZE= 31,280 SF OR 7.18 A.C.
 1 CAR PER 4 PROVIDED SEATS
 48 SEATS / 4 = 12 REQ. CARS.
 SPACES PROVIDED 31 SPACES.
 FAR= .06

PAD 2: 2,763 SF. BUILDING.
 LOT SIZE= 38,471 SF OR .88 A.C.
 1 CAR PER 4 PROVIDED SEATS
 80 SEATS / 4 = 20 REQ. CARS.
 SPACES PROVIDED 43 SPACES.
 FAR= .07

FLOOR AREA RATIO
 BUILDING SQUARE FOOTAGE MAY BE HIGHER, BUT SHALL NOT EXCEED 10,000 SQ/FT PER GROSS ACRE IN ACCORDANCE WITH THE MAY 31, 1998 AGREEMENT WITH C.O.A
 TOTAL BUILDING AREA = 68,628 SQ/FT
 TOTAL LOT AREA = 397,932 SQ/FT
 TOTAL FAR = .17

PARKING NOTES:
 TYPICAL STANDARD SPACES ARE 8'-6" x 20'-0"
 TYPICAL HANDICAP SPACES ARE 8'-0" x 20'-0" WITH A 8' WIDE ACCESS AISLE
 * ALL SPACES ARE STANDARD SIZE UNLESS OTHERWISE NOTED *

TOTAL STANDARD PARKING SPACES PROVIDED 342 SPACES
 TOTAL HC PARKING SPACES PROVIDED (INCLUDES 5 VAN SPACES) 28 SPACES
 TOTAL PROVIDED 373 SPACES
 TOTAL REQUIRED SPACES = 351 SPACES
 TOTAL PROVIDED SPACES = 370 SPACES
 BIKES = 20 SPACES
 MC = 5 SPACES



7 VICINITY PLAN
 SCALE: 1"=1,000'

TRACTS G FOR SUBDIVISION

LEGAL DESCRIPTION
 TRACTS G AT VENTANA SQUARE
 CURRENT ZONING
 C-2 TO SU-1 FOR C-2
 TOTAL ACREAGE
 9.13 ACRES (TOTAL GROSS).

PEDESTRIAN AND VEHICULAR CIRCULATION
 See sheet A1.1 for pedestrian and vehicular connections to the surrounding Ventana Ranch road and trail system.

INTERNAL CIRCULATION
 See sheet A1.2 for internal circulation

BUILDING HEIGHTS AND SETBACKS
 The maximum height of buildings within tract G shall be 35'-0" See plan A.1 for additional restrictions Setbacks are shown on sheet A1.2.

FLOOR AREA RATIOS
 The overall FAR for tract G shall not exceed 10,000sq/ft per gross acre in accordance with the May 31, 1998 agreement with the City of Albuquerque

LANDSCAPE
 See sheet L1 and L2

REV	DATE	BY	REVISION
1			
2			
3			
4			
5			

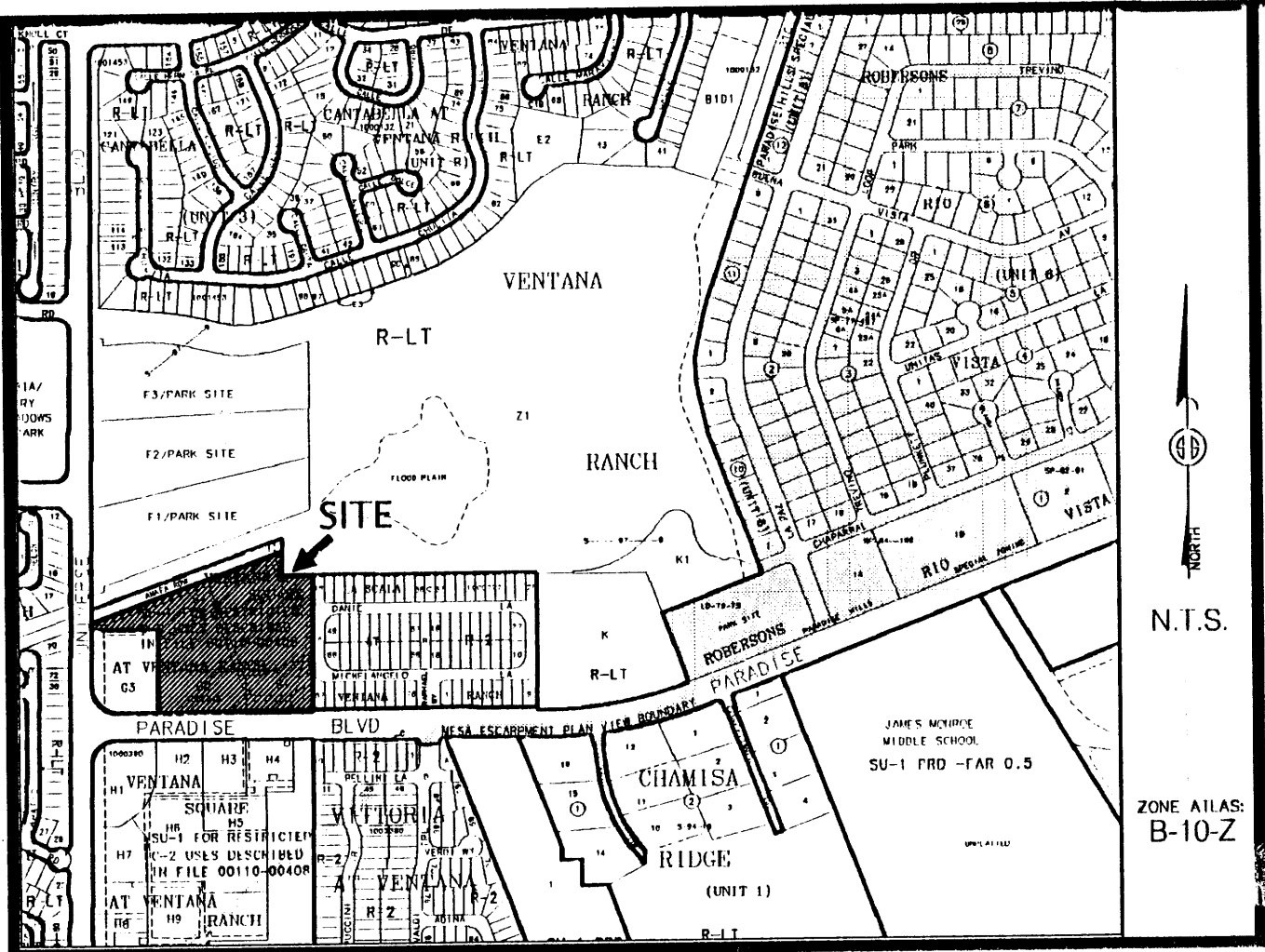
GEORGE RAINHART, ARCHITECT AND ASSOCIATES P.C.
 2325 SAN PEDRO NE., SUITE 2-B
 ALBUQUERQUE, NEW MEXICO 87110
 PHONE (505) 884-9110 FAX (505) 837-9877

1 SITE PLAN
 Scale: 1" = 50'-0"

SU-1 FOR C2 PURPOSES

SPS
 APPROVED BY DRB
 ON 12-14-05

PROJECT TITLE VENTANA SQUARE. (NE) UNIVERSE & PARADISE ALBUQUERQUE, NEW MEXICO	JOB NO. 962	DRAWN BY APZ
PROJECT MANAGER GEORGE RAINHART	SHEET TITLE SITE PLAN. SUBDIVISION.	
DATE 072305	sheet- A1.2	
SCALE 1"=50'	of	



Vicinity Map

SUBDIVISION DATA / NOTES

1. PLAT WAS COMPILED USING EXISTING RECORD DATA & ACTUAL FIELD SURVEY.
2. BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARINGS, CENTRAL ZONE, NAD 1927, AND ARE BASED ON ACS CONTROL MONUMENT 2-B10, AS SHOWN HEREON.
3. DISTANCES ARE GROUND DISTANCES.
4. PLAT SHOWS ALL EASEMENTS OF RECORD.
5. BEARINGS AND DISTANCES IN PARENT HESES () PER THE PLAT OF VENTANA SQUARE AT VENTANA RANCH, FILED IN BERNALILLO COUNTY, NEW MEXICO ON MARCH 5, 2003 IN VOLUME 2003C, FOLIO 51.
6. GROSS AREA: 8.1965 ACRES
7. NUMBER OF EXISTING TRACTS: 3
8. NUMBER OF TRACTS CREATED: 5
9. PROPERTY IS ZONED SU-1 C-2.
10. TRACTS G-1-A, G-2-A, G-2-B, G-2-C & G-4-A ARE SUBJECT TO A RECIPROCAL PRIVATE CROSS-LOT DRAINAGE, ACCESS AND PARKING EASEMENT GRANTED BY THIS PLAT.
11. TRACTS G-1-A, G-2-A, G-2-B, G-2-C, G-4-A & G-3 ARE SUBJECT TO A NONEXCLUSIVE PERPETUAL DRAINAGE AND UTILITY EASEMENT UNDER, THROUGH, OVER AND ACROSS SAID TRACTS FOR THE INSTALLATION, OPERATION AND MAINTENANCE OF ALL PRIVATE STORM WATER DRAINAGE AND UTILITIES FOR THE BENEFIT OF ALL TRACTS. (SEE EXISTING REFERENCE CITY STORM DRAIN EASEMENT ACROSS TRACTS G-1 AND G-2, RECORDING #2001145903, RECORDED DECEMBER 7, 2001, BK. A28, PG. 4089, FOR CITY STORM DRAIN DETAILS.)
12. TRACTS G-1-A, G-2-A, G-2-B, G-2-C, G-3 AND G-4-A ARE SUBJECT TO A NONEXCLUSIVE PERPETUAL EASEMENT FOR INGRESS AND EGRESS BY VEHICULAR AND PEDESTRIAN TRAFFIC, OVER AND ACROSS THAT PORTION OF THE COMMON AREA LOCATED ON SAID TRACTS, WHICH EASEMENT IS FOR THE BENEFIT OF ALL TRACTS.
13. DEVELOPER OF TRACT G-2-A TO COORDINATE WITH A.M.A.F.C.A. FOR ACCESS TO THE MAINTENANCE ROAD AND LANDSCAPING AS IT RELATES TO ADJACENT A.M.A.F.C.A. RIGHT-OF-WAY, PRIOR TO CONSTRUCTION OF SHOPPING CENTER.

THIS IS TO CERTIFY THAT TAXES ARE CURRENT & PAID ON
 UPC# _____
 PROPERTY OWNER OF RECORD: _____
 BERNALILLO COUNTY TREASURERS OFFICE: _____

PLAT OF
 TRACTS G-1-A, G-2-A, G-2-B, G-2-C & G-4-A
 VENTANA SQUARE AT VENTANA RANCH
 PROJECTED SECTION 10, T. 11 N., R. 2 E., N.M.P.M.
 TOWN OF ALAMEDA GRANT
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 NOVEMBER 2005
 SHEET 1 OF 2

PRELIMINARY PLAT
 APPROVED BY DRB

LEGAL DESCRIPTION

TRACTS G-1, G-2 AND G-4 OF VENTANA SQUARE AT VENTANA RANCH, AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON MARCH 45, 2003 IN BOOK 2003C, PAGE 51.

FREE CONSENT

THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) OF THE PROPERTY DESCRIBED HEREON DO HEREBY CONSENT TO THE PLATING OF SAID PROPERTY AS SHOWN HEREON AND THE SAME IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THEIR DESIRES AND SAID OWNERS WARRANT THAT THEY HOLD COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

OWNER(S) SIGNATURE: Don W. Grady, Manager DATE: 11/28/05
 OWNER(S) PRINT NAME: DON W. GRADY - GRADY RENTALS, LLC
 ADDRESS: P.O. Box 30801 ALBUQUERQUE NM 87190 TRACT: _____
 ACKNOWLEDGMENT
 STATE OF NEW MEXICO)
)SS
 COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 28TH DAY OF NOVEMBER, 2005.
 BY: Don W. Grady
 MY COMMISSION EXPIRES: 3-11-2006
[Signature]
 NOTARY PUBLIC

DISCLOSURE STATEMENT

THE PURPOSE OF THIS PLAT IS TO DIVIDE THREE (3) EXISTING TRACTS INTO FIVE (5) NEW TRACTS.

CITY APPROVALS: PROJECT NO.: 1002346 APPLICATION NO. 05DRB-01792

[Signature] 11-28-05
 CITY SURVEYOR DATE

TRAFFIC ENGINEERING DATE

PARKS & RECREATION DEPARTMENT DATE

WATER UTILITIES DEVELOPMENT DATE

A.M.A.F.C.A. DATE

CITY ENGINEER DATE

DRB CHAIRPERSON, PLANNING DEPARTMENT DATE

SURVEYOR'S CERTIFICATION

I, Gary E. Gritsko, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby certify that this plat and description were prepared by me or under my supervision, shows all easements as shown on the plat of record or made known to me by the owners and/or proprietors of the subdivision shown hereon, utility companies and other parties expressing an interest and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, and further meets the Minimum Standards for Land Surveying in the State of New Mexico and is true and correct to the best of my knowledge and belief.

Gary E. Gritsko NOV. 28, 2005
 Gary E. Gritsko Date
 New Mexico Professional Surveyor, 8686



SURVEYS SOUTHWEST LTD.

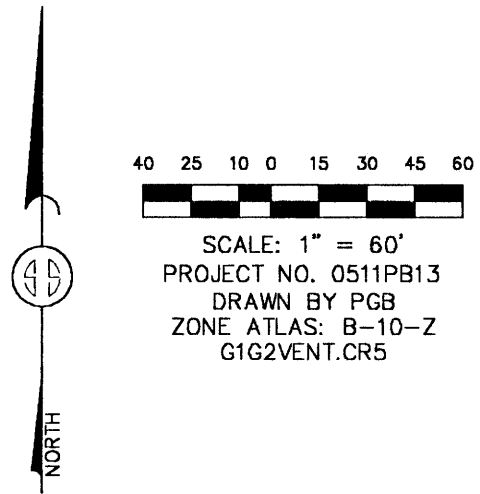
333 LOMAS BLVD., N.E. PHONE: (505) 998-0303
 ALBUQUERQUE, NEW MEXICO FAX: (505) 998-0306
 87102

T11N R2E SEC. 10

**PLAT OF
TRACTS G-1-A, G-2-A, G-2-B, G-2-C & G-4-A
VENTANA SQUARE AT VENTANA RANCH
PROJECTED SECTION 10, T. 11 N., R. 2 E., N.M.P.M.
TOWN OF ALAMEDA GRANT
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
NOVEMBER 2005
SHEET 2 OF 2**

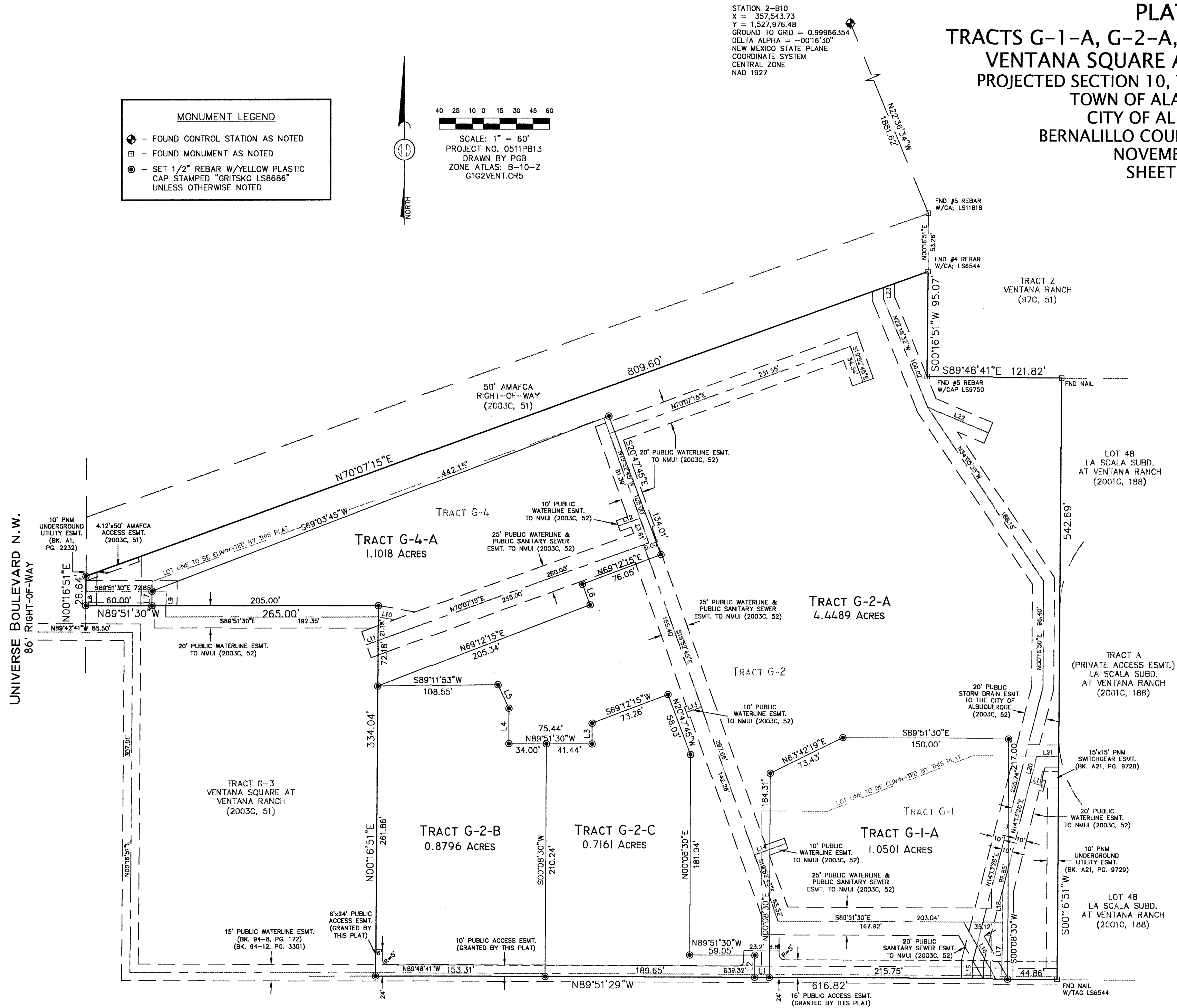
MONUMENT LEGEND

- ⊕ - FOUND CONTROL STATION AS NOTED
- ⊠ - FOUND MONUMENT AS NOTED
- ⊙ - SET 1/2" REBAR W/YELLOW PLASTIC CAP STAMPED "GRITSKO LS8686" UNLESS OTHERWISE NOTED



STATION 2-B10
X = 357,543.73
Y = 1,527,976.48
GROUND TO GRID = 0.99966354
DELTA ALPHA = -00°16'30"
NEW MEXICO STATE PLANE
COORDINATE SYSTEM
CENTRAL ZONE
NAD 1927

UNIVERSE BOULEVARD N.W.
86' RIGHT-OF-WAY



LINE TABLE

LINE	BEARING	LENGTH
L1	N89°51'30"W	13.25'
L2	N00°08'27"E	20.00'
L3	S00°08'30"W	18.81'
L4	N00°08'30"E	32.01'
L5	N25°12'38"W	23.67'
L6	N20°47'45"W	20.00'
L7	S00°16'35"W	13.19'
L8	N00°16'57"E	12.60'
L9	S00°16'51"W	22.60'
L10	S79°59'43"E	14.81'
L11	S70°07'15"W	11.27'
L12	S70°07'15"W	20.69'
L13	S70°07'15"W	14.38'
L14	N70°07'15"E	30.43'
L15	N00°08'30"E	15.33'
L16	S29°51'30"E	58.89'
L17	N00°16'51"E	51.00'
L18	N00°16'51"E	30.00'
L19	S75°46'32"E	13.58'
L20	N14°13'28"E	24.51'
L21	S89°43'09"E	20.03'
L22	S67°18'32"E	59.86'
L23	N00°17'23"E	9.77'

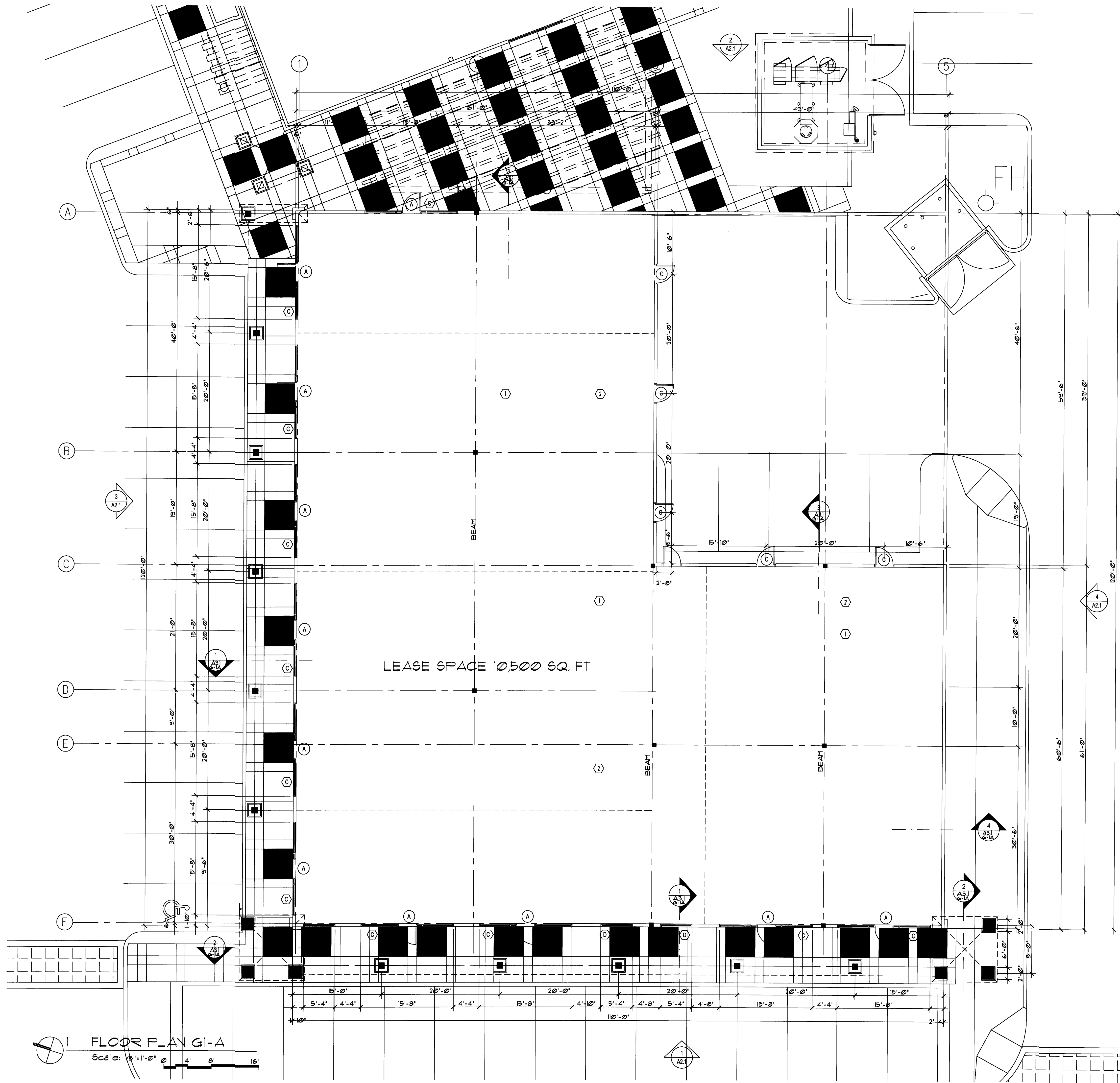
PARADISE BOULEVARD N.W.
106' RIGHT-OF-WAY

SURVEYS SOUTHWEST LTD.

333 LOMAS BLVD., N.E.
ALBUQUERQUE, NEW MEXICO
87102

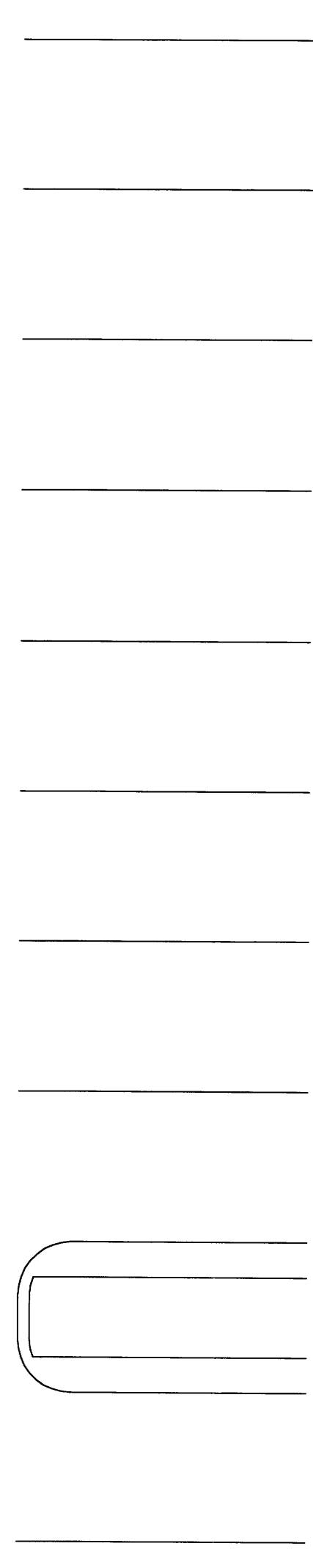
PHONE: (505) 998-0303
FAX: (505) 998-0306

T11N R2E SEC. 10



GENERAL NOTES

1. REINFORCED CONCRETE SLAB READY FOR TENANT IMPROVEMENT. (DO NOT SEAL). REFER STRUCTURAL DRAWINGS.
2. MAIN PLUMBING LINE WITH CLEANOUTS (PER BAY OR PER OWNER). REFER MECHANICAL DRAWINGS.



LEGEND

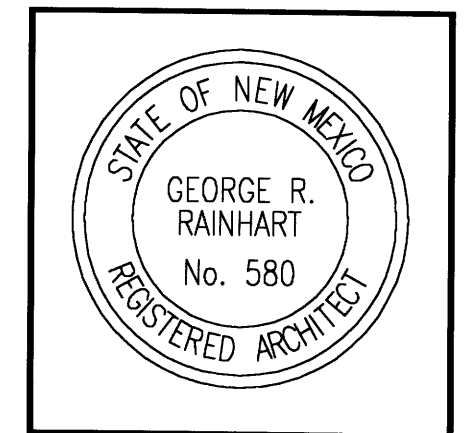
- (A) WINDOW TYPE
- (A) DOOR TYPE

1 FLOOR PLAN G1-A
Scale: 1/8"=1'-0"

2 KEY PLAN
Scale: N.T.S.

REV	DATE	BY	REVISION
△	△	△	△
△	△	△	△
△	△	△	△
△	△	△	△

GEORGE RAINHART ARCHITECT AND ASSOCIATES PC
2325 SAN PEDRO N.E. SUITE 2-B
ALBUQUERQUE, NEW MEXICO 87110
PHONE (505) 884-9110 FAX (505) 837-9877



PROJECT TITLE
VENTANA SQUARE
PARADE AND UNIVERSITY BOULEVARDS
ALBUQUERQUE, NEW MEXICO

PROJECT MANAGER
Anton Dotito

JOB NO.
9052

DRAWN BY:
A P-Z

SHEET TITLE
FLOOR PLAN

DATE: 11/15/05
SCALE: 1/8"=1'-0"

sheet:
A1.2
of 1A